



CITY OF HOLLADAY PLANNING COMMISSION MEETING AGENDA

Date: Wednesday, February 19, 2014
Location: Holladay Municipal Center - 4580 S 2300 E
Time: 7:00 PM

AGENDA ITEMS

PRE-MEETING / WORK SESSION -

6:30 PM All agenda items may be discussed.

CONVENE REGULAR MEETING

ACTION ITEMS

(The following matters are Public Hearings. They will be heard and may be voted on. Notice to the public has been provided as required by law.)

- 7:00 PM 1. **Murano Subdivision – 4775 S Holladay Blvd. – Stream Setback Exception** – Staff: Jonathan Teerlink, City Planner & Clarence Kemp, City Engineer - *Applicant, Ivory Homes, requests a stream setback exception for lots 3,4 & 5 for distances recommended by the City Engineer.*
- 7:20 PM 2. **Thompson Day Care – 2550 E Venus Cr. – Conditional Use Permit – Home Occupation with Customers – Day Care – R-1-8 Zone** - Staff: Rick Whiting, City Planner *Applicant, Alma Jean Thompson wishes to conduct a day care service for up to six children at this location.*
- 7:40 PM 3. **Sycamore Gardens - 3-Lot Subdivision – 4724 Sycamore Lane – Conceptual Plan & Preliminary Plat – R-1-10** – Staff: Rick Whiting, City Planner – *The applicant, Tyler McOmber, wishes to divide two properties into three lots. The total area is .94 acres. Two existing homes would remain and a new building lot would be created.*
- 8:00 PM 4. **Dreyfous Farms Subdivision - 3-Lot Subdivision – 5950 S 2300 East - Conceptual Plan – R-1-87 Zone** – Staff: Rick Whiting, City Planner – *The applicant, Jim Dreyfous, wishes to divide this 15.75 acre parcel into three lots. Two new building lots would be created.*
- 8:20 PM 5. **Holladay Condominiums – Fifteen Dwelling Units – 2350 East Murray-Holladay Road - Conceptual Site Plan and Condominium Subdivision Plan – HV Zone** – Staff: Paul Allred, Community Development Director; and Rick Whiting, City Planner – *The applicant, Stephen McPhie, wishes to build a fifteen dwelling unit condominium project on this .8 acre parcel.*

(The following matters will be heard and may be voted on. Public Notice is not required.)

6. **Woodley Place Subdivision – 4245 South 2300 East - Final Plat** – Staff: Rick Whiting, City Planner - *Applicant, Ivory Homes, requests to divide this 1.65 acre parcel into ten building lots.*
7. **Approve Minutes of the January 21, 2014 meeting.**

OTHER BUSINESS

8. Updates or follow-up on items currently in the development review process
9. Report from Staff on upcoming applications
10. Discussion of possible future amendments to code

ADJOURN

On Friday, February 14, 2014 at 12:30 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City pursuant to Section 10-9A-205 of the Utah Code. The agenda was also posted at city hall, Holladay Library, city internet website at www.cityofholladay.com and state noticing website at <http://pmn.utah.gov>.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call 801-527-3890 at least 48 hours in advance. TTY/TDD users should call 7-1-1



Project Name: Murano Subdivision Stream Exception
Application Type: Request exception to minimum 100' building setback from Perennial Waterway
Nature of Discussion: Discussion with Possible Decision
Notice: Notice mailed February 7th 2014
Planner: Jonathan Teerlink and Clarence Kemp, City Engineer

EXECUTIVE SUMMARY

Request: Review & approval to construct 5 homes within 100' of Spring Creek a perennial stream
Project No: 13-01-18
Address: 4775 s Holladay Blvd
Applicant: Ivory Homes
Zone: R-1-10

Background

The applicant is requesting an exception to the 100' stream protection buffer ordinance in order to construct or reconstruct (as the case may be) single family homes on 5 lots which abut Spring Creek. The property has been granted conceptual approval for an 8-lot subdivision of approximately 2.75 acres. Five of the eight lots back Spring Creek. Three of those lots (#3, #4, and #5) are currently developed with single family homes which are set at approximately 50' to 55' from the stream *(see Exhibit "A"). The remaining two lots, which never have been improved upon, were previously granted a stream exception in 2006 for construction no closer than 55'.

The planning commission is given purview authority to grant such an exceptions to an applicant proposing construction activities within 100' of a perennial waterway as stated in Holladay ordinance 13.76.400;

"Any buildable area or portion of a buildable area, fence or structure shall not be closer than . . . one hundred feet (100') to a perennial stream. The planning commission may grant an exception to this requirement with the consent of the city engineer and the concurrence of any state or federal regulatory body with jurisdiction over such waterways." (Ord. 13.76.400 A)

Technical Review Committee (TRC) Comments

Discussions between the applicant and the TRC have resulting in a cooperative review of the proposed site plan with site visits to study existing and proposed conditions of the project in order to formulate a staff recommendation. Specifically, the TRC asks the planning commission to review the findings and recommendations from city engineer Clarence Kemp as per the requirements of the ordinance.

City Engineer Recommendations

Recommendation approving this request for exception as per 13.76.400 is based upon the objective review and recommendation given by City Engineer, Clarence Kemp (see Exhibit "B"). This recommendation grants exception to the project and permits the proposed single family homes of lots 1 through 5 to be constructed within the protection buffer of Spring Creek. Please review findings in section 1 through 3 and the recommendations for home setbacks and site requirements in 4.A,B & C.

EXHIBIT





EXHIBIT “B”

1 Feb 2014



City of Holladay
4580 South 2300 East
Holladay, Utah 84117

ATT: Paul Allred, Community Development Director
And Planning Commission

RE: Proposed Murano at Spring Creek Subdivision
Consent of City Engineer for construction within 100 foot of Spring Creek

Dear Paul and Commissioners,

As requested, I have investigated the property associated with the proposed Murano Subdivision as shown on the submitted conceptual plat. As indicated on that plat, the applicant wishes to construct develop eight lots, five of which would back onto Spring Creek. The applicant has requested approval to construct within 100 foot protection area of spring Creek for lots 1 through 5.

City Ordinance 13.76.400 requires the consent of the City Engineer before any exception may be granted by the Planning Commission. Specifically, that ordinance states *“Any buildable area or portion of a buildable area shall not be closer than.....one hundred feet (100’) to a perennial stream. The planning commission may grant an exception to this requirement with the consent of the city engineer and the concurrence of any state of federal regulatory body with jurisdiction of such waterways....”* I have also reviewed flood hazard criteria in accordance with City Ordinance 13.75.

I note that the Planning Commission previously granted approval to construct within 55 feet of the south bank of the creek for lots 1 and 2. This was done in May of 2007 on behalf of the previous property owner (Andrew Vander Veur). As you may recall, the Vander Veurs disturbed the channel without prior authorization and were required to restore it. There is a letter in the file dated April 9, 2007 from the State formally acknowledging the final inspection and acceptance of that restoration work. Also, it is my understanding that this approval runs with the land. Therefore, no changes to the allowed stream setback or conditions for lots 1 and 2 are recommended herein. The recommendations herein, therefore, apply to lots 3 through 5.

I more recently inspected the site again on January 31st, 2014. My findings are as follows:

1. Stream Protection Area Setback

This section of Spring Creek is relatively well defined in its natural condition. The south embankment is relatively shallow through this subdivision, presumably leading to periodic saturation and minor flooding immediately adjacent to the creek. Regulatory considerations include:

State of Utah Division of Water Rights Setback Requirements: The Division of Water Rights has a setback requirement of *“two times the bankfull width from the bankfull elevation up to 30 feet for the construction of permanent structures such as houses....”* The applicant’s proposed building areas would comply with this requirement.

Salt Lake County Channel Maintenance Requirements: Salt Lake County Flood Control prefers a minimum setback from the top of bank of 20 feet for channel maintenance. We similarly note that the applicant's proposal would meet this requirement.

Geotechnical and Building Code Concerns: The banks of Spring Creek in this area are generally well defined. There are no steep slopes or other geotechnical concerns.

2. Flood Plain vs. Finish Floor Building Elevation

The above referenced property is located outside of the defined FEMA flood plain. However, given the close proximity of future structures, this property is arguably an "area of special flood hazard" in accordance with Section 13.74.040A of the city ordinances, and as such is subject to the provisions of chapter 13.74 – Floodplain Hazard Regulations.

Section 13.74.071B of the city ordinances requires that *"New Construction.....shall either have the lowest floor... elevated to or above the base flood level or Be designed so that below the base flood level the structure is water tight with wall substantially impermeable to the passage of water...."*

3. "Significant" Trees

Our ordinances require that "Significant Trees" (defined as trees of 6" caliper or greater, or groves of 5 or more covering an area of 50 sf or more within drip zone) located within 100 foot of Spring Creek must be protected. Removal of such trees within that area will require written consent of the Community Development Director and will require "in-kind" replacement as agreed by the City. It does not appear that there will be significant trees impacted by the applicant's proposal.

4. Existing Homes

There are existing homes on lots 4 and 5 that are both constructed within 100 feet of Spring Creek. These existing structures can provide a reasonable basis for establishing a no-build line.

This letter may be considered as formal evidence of City Engineer's consent to allow future home construction within 100 feet of the south bank of Spring Creek as shown on the "Murano at Spring Creek" conceptual drawing as submitted to the City subject to the conditions and limitations listed below.

- a) **Recommended minimum construction setbacks measured from the south bank of Spring Creek are as follows:**
 - **Lot 1 and Lot 2: 55 feet (as previously granted)**
 - **Lot 3: 55 feet**
 - **Lot 4: 50 foot average, but in no case closer than 40.5 feet (based on existing disturbance)**
 - **Lot 5: 55 foot average, but in no case closer than 48 feet (based on existing disturbance)**
- b) **Any proposed occupied structures should be elevated to match or exceed the high water elevation of Spring Creek. The applicant should also be required to demonstrate compliance with Ordinance 13.74.071B as part of their building permit process as a condition of this consent.**

- c) **Best management practices should be followed during and after construction to prevent pollution of Spring Creek Water. (This water is used for irrigation during the summer months and is diverted to the storm drain system during the winter months.)**

Please note that this consent allows the Commission to approve construction within 100 foot of Spring Creek. The actual granting of request is, however, is at the sole prerogative of the Commission.

I hope this information is helpful as you consider this issue. Please let me know if you have questions or wish to discuss it further.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clarence S. Kemp", with a stylized flourish at the end.

Clarence S. Kemp, P.E. City Engineer



CITY OF HOLLADAY
Planning Commission

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**Staff Report**  
**February 19, 2013**  
**Item 2**

**Project Name: Thompson Day Care**

**Application Type: Conditional Use**

**Nature of Discussion: Public hearing, discussion and possible decision**

**Planner: Pat Hanson**

**Applicant: Alma Jean Thompson**

**BACKGROUND :**

Ms. Thompson, an experienced daycare provider, is requesting a conditional use for a Home Daycare/Preschool, Small, in her home at 2550 E Venus Circle. She plans on providing daycare for up to six children, newborns, pre-schoolers and school age children. Attached to this staff report is an e-mail from the Holladay City Building Official and the UFA Safety Officer who inspected Ms. Thompson's home and agree that the basement area designated for the daycare operations will meet the necessary safety requirements for six children. Parent drop-off parking can easily be accommodated in the extra wide paved driveway (photo below) and the additional car trips to the home should not be a problem for the neighborhood.

**APPLICABLE STANDARDS:**

Section 13.76.725: A small home daycare/preschool must meet all of the following standards:

1. There shall be a maximum of six (6) children on premises at one time, including the caregiver's own children under the age of six (6) and not in full day school.
2. There shall be no employees that do not reside in the dwelling. (*Employees are allowed at a daycare if required by State Administrative rules, however Ms. Thompson's situation does not require an additional caregiver.*)
3. The small home daycare/preschool caregiver shall maintain an active City of Holladay Business License.
4. The play yard shall not be located in the front yard and only shall be used between eight o'clock (8:00) A.M. and seven o'clock (7:00) P.M. and the business operation shall comply with all applicable noise regulations.
5. There shall be provided one available on-site parking space not required for use of the dwelling.
6. No signs shall be allowed on the dwelling or lot except a nameplate sign.
7. The use shall comply with all local, state and federal laws and regulations.

**RECOMMENDATION:**

Staff recommends holding the required public hearing, evaluation of any comments from the neighbors and setting any conditions the Commissioners agree are needed, then approving the conditional use permit for a Home Daycare/Preschool, Small at 2550 E Venus Circle in an R-1-10 Zone.

**Suggested findings:**

1. The use is allowed by the zone in which the property is located.
2. The use is compatible with the character of the neighborhood and provides a much needed service to the wider community.
3. Vehicular access to the site will not materially degrade the existing level of service of the abutting streets and the required off-street parking is provided by the use.
4. Hours of operation of the proposed conditional are in keeping with the hours of activity or operation of other nearby uses and will not unreasonably impair the use and enjoyment of abutting and adjacent properties.

*Suggested conditions:*

1. If the applicant desires to increase the number of children at the daycare, approval by the Planning Commission, Building Official and UFA Fire Safety Official must be requested.
2. The daycare shall not be open for business on weekends.
3. Ms. Thompson shall maintain and active Holladay City Business License and all State licensing required for this use.
4. The structure shall meet all applicable building and fire safety regulations.



From: George Williams [gwilliams@forsgren.com]  
Sent: Tuesday, February 11, 2014 1:02PM  
To: Pat Hanson  
Subject: Jean Thompson

Pat,

As per the request of Shantell and the home owner both Shirl White and I inspected the home of Ms. Jean Thompson. The intended daycare/preschool use in the basement was evaluated and determined to be acceptable for use as a daycare/preschool if limited to 6 children. The basement has (2) separate exit stairways, as well as (2) egress compliant windows. In addition smoke and CO detectors were present as well as (2) ABC fire extinguishers. In the future if more than 6 children are desired relocating the preschool area to the rear sunroom is acceptable.

-George Williams



**CITY OF HOLLADAY**  
**Planning Commission**  
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Staff Report
February 19, 2014
Item 3

Project Name: **Sycamore Gardens Amended Subdivision**

Request: **Conceptual Plan & Preliminary Plat – Three-Lot Subdivision
(Amending a portion of the Sycamore Gardens Plat and adding one new lot)**

Nature of Discussion: **Public Hearing and Discussion with Potential Approval**

Notice: **Notices were mailed on February 7, 2014 as required by law**

Planner: **Rick Whiting**

Executive Summary

Project No. **10-1-06**

Address: **4724 Sycamore Dr.**

Applicant: **Tyler McOmber**

Application Date: **January 31, 2014**

Zone: **R-1-10**

Total Area: **.94 acres**

Lot Area Required by R-1-10 Zoning: **10,000 sq. ft. per lot (Net of private road)**
Proposed: **Greater than 10,000 square feet**

Lot Width: Required: **80 feet**
Proposed: **Greater than 80 feet**

Neighborhood Meeting: **August 10th, 2013**

Applicable Ordinances: **Chapter 12 – Subdivisions;
Chapter 13.14 – Single Family Residential Zones;
City of Holladay General Plan – Page 33; and
City of Holladay General Plan – Appendix A - Page 3**

Background

The applicant, Tyler McOmber, proposes to reconfigure the Sycamore Gardens Subdivision to adjust two property lines and add one new building lot on .94 acres of ground at 4724 South Sycamore Dr. in the R-1-10 zone. The two existing homes will remain. (Please see attached plans, maps and photos.)

The TRC has reviewed this request and determined that it meets City Ordinance requirements for Conceptual Plan approval as well as Preliminary Plat.

A Neighborhood Meeting for Conceptual Plan was held on August 10, 2013. Eight people attended. Some opposition to the prospect of a new home being built was expressed but appeased by presentation of the proposed home plans. Some concern was also voiced about the manner in which the access easement was established. (This was accomplished in a real estate transaction in 1991 prior to the City's incorporation.)

Technical Review Committee (TRC) Comments

- *Conceptual Plan & Preliminary Plat* – Drawings are attached.
- *Density and Lot Area* – Current zoning allows one single family residence on 10,000 sq. ft. minimum sized lots. This project exceeds minimum lot area requirements for the R-1-10 zone.
- *Geotechnical Considerations* – None of the proposed subdivision is located in a fault hazard study area. A groundwater and soils test is recommended due to proximity to the canal. When construction begins, special caution must be exercised to minimize disturbance to the canal.
- *Topography* - The property slopes gently to the Jordan and Salt Lake Canal which abuts a short distance from Lot #2.
- *General Plan* - The City's General Plan specifies Low Density Residential (LDR) for this area. It allows a maximum of four dwelling units per acre. This request, with three dwelling units per acre, is less than the maximum density indicated by the General Plan. (See General Plan, Page 10 and GP Appendix A, Page 2)
- *Drainage and Water Retention* – The City Engineer has indicated that an acceptable drainage and water retention plan will be required with the Preliminary Plat approval. A detention basin is shown on the plat.
- *Road and Traffic Considerations* – Sycamore Drive is a secondary residential street with a 50 foot right-of-way. (Please reference the General Plan, page 33 and Appendix A, page 3.) The addition of one additional home with a generally accepted average rate of 11 vehicle trips per day each would make minimal impact on overall traffic volume.
- *Utility Easement* – Utility service easements are proposed throughout the project.
- *Access and Right-of-Way* – A Right-of-Way Easement must be expanded and a driveway installation and maintenance agreement for the new lot must be worked out with the owners of Lot #1.
- *Fire Access* – The UFA has approved the Conceptual Plan with regard to fire access and protection.
- *Utility Providers* - Final approval will be contingent upon receipt of all utility service letters.

Staff Recommendations – Conceptual Plan

Staff recommends that the Planning Commission favorably consider the merits of this application for Conceptual Plan approval to create the proposed Sycamore Gardens Amended 3-lot Subdivision at 4724 South Sycamore Dr. in an R-1-10 zone, based on the following findings and subject to following requirements:

Findings:

- A. The proposed project meets the requirements for a residential subdivision in an R-1-10 zone, i.e. area, density, access, slope, public safety, etc;
- B. This application is consistent with the land use patterns in the general vicinity;
- C. The UFA has initially approved emergency access as proposed. Fire hydrant capacity and placement will be address in the Preliminary Plat review and approval process;
- D. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Plan;
- E. This project is in compliance with the provisions of the General Plan.

Requirements - Prior to approval of a Preliminary Plat - all outstanding TRC issues must be resolved. These may include among other things:

1. A Preliminary Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review and recommendation to the Planning Commission.

Staff Recommendations – Preliminary Plat

Staff recommends that the Planning Commission favorably consider the merits of this application for Preliminary Plat approval to create the proposed Sycamore Gardens Amended 3-lot Subdivision at 4724 South Sycamore Dr. in an R-1-10 zone, based on the following findings and subject to following requirements:

Findings:

- A. The proposed project meets the requirements for a residential subdivision in an R-1-10 zone, i.e. area, density, access, slope, public safety, etc;
- B. This application is consistent with the land use patterns in the general vicinity;
- C. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement will be address in the Building Permit review and approval process;
- D. The proposed project has been reviewed by the TRC and meets City requirements for Preliminary Plat;
- E. This project is in compliance with the provisions of the General Plan.

Requirements - Prior to approval of the Final Plat - all outstanding TRC issues must be resolved. These include:

1. A Final Plat and any other requirements for the subdivision shall be submitted to the TRC for review and approval;
2. Utility "Will Serve" letters must be received by Staff;
3. A groundwater and soils test is recommended due to proximity to the canal. When home construction begins, special caution must be exercised to minimize disturbance to the canal;
4. The existing right-of-way easement must be expanded to include a driveway installation and maintenance agreement for the new lot (#2) with the owners of Lot #1; and
5. An acceptable Title Report must be received and reviewed.

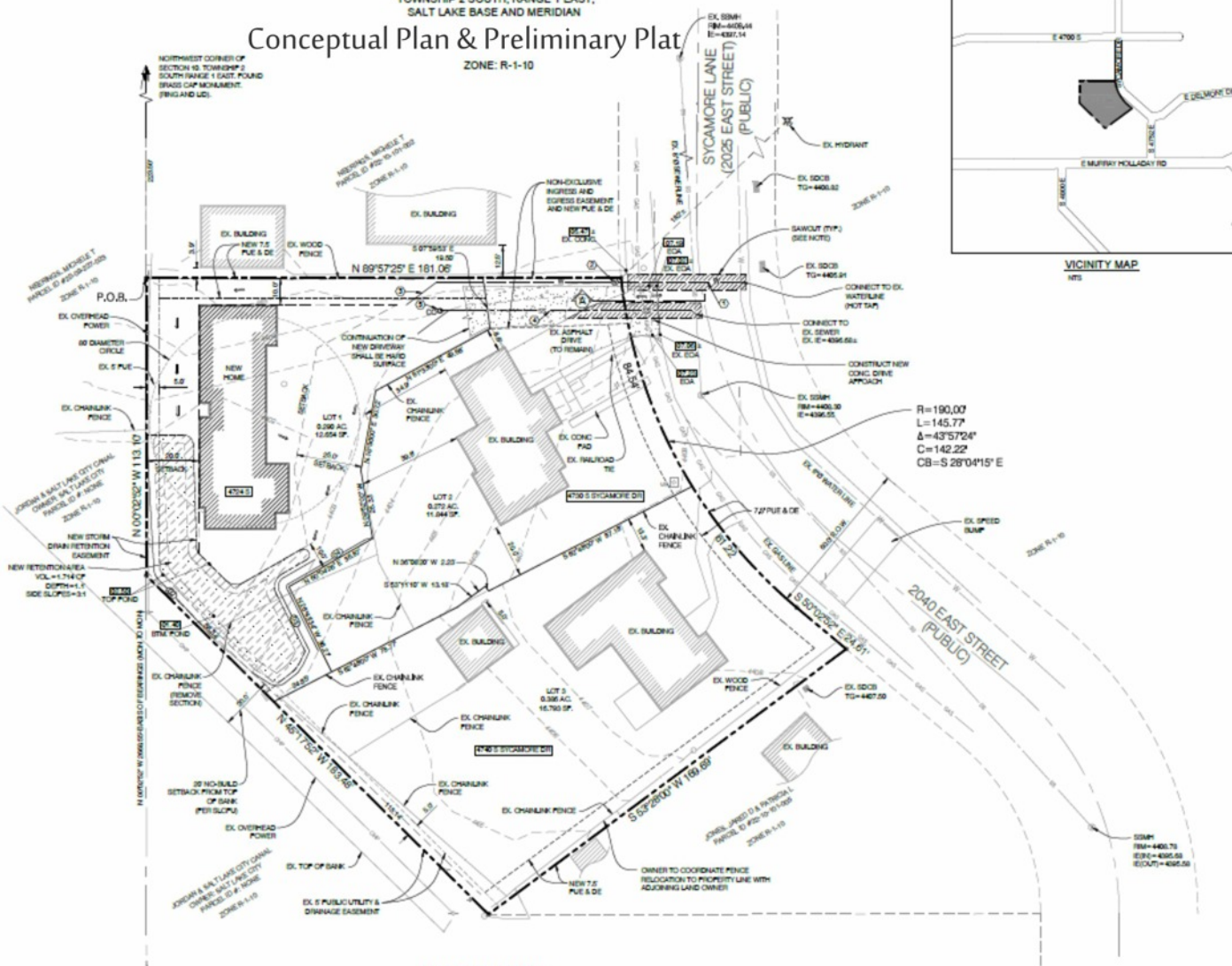
**Proposed Location
Sycamore Gardens
3-Lot Subdivision
4724 S Sycamore Lane
(.94 acres)**



**Site Location Map
Proposed
Sycamore Gardens - 3-Lot Subdivision
R-1-10 Zone**

LOCATED AT THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ZONE: R-1-10



VICINITY MAP







**CITY OF
HOLLADAY**
Planning Commission
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**Staff Report**  
**February 19, 2014**  
**Item 4**

*Project Name:* **Dreyfous Farms Subdivision**

*Request:* **Conceptual Plan - Two-Lot Subdivision**

*Nature of Discussion:* **Public Hearing and Discussion with Potential Approval**

*Notice:* **Notices were mailed on February 7, 2014 as required by law**

*Planner:* **Rick Whiting**

**Executive Summary**

*Project No.* **07-1-19**

*Address:* **5950 S 2300 East**

*Applicant:* **Jim Dreyfous**

*Application Date:* **November 18, 2007**

*Zone:* **R-1-87**

*Total Area:* **4.05 acres**

*Lot Area* Required by R-1-87 Zoning: **87,120 sq. ft. per lot**  
Proposed: **Greater than 87,120 square feet**

*Lot Width:* Required: **150 feet**  
Proposed: **Greater than 150 feet**

*Neighborhood Meeting:* **January 17, 2008**

*Applicable Ordinances:* **Chapter 12 – Subdivisions;  
Chapter 13.14 – Single Family Residential Zones;  
City of Holladay General Plan – Page 33; and  
City of Holladay General Plan – Appendix A - Page 3**

**Background**

The applicant, Jim Dreyfous, proposes to create a two-lot subdivision on 4.05 acres of ground at 5950 South 2300 East in the R-1-87 zone. The current property is 15.75 acres and includes two parcels that contain less than 87,120 square feet of ground. Two single-family dwellings are located on these parcels which predate the formation of the City of Holladay and are, therefore, deemed to be a pre-existing lots of record. (Please see attached plans, maps and photos.)



Final approval for a six lot PUD was granted in 2008, however, the applicant, Jules Dreyfous, never recorded the Final Plat. Mr. Dreyfous senior has since passed away and his son, Jim, now wishes to proceed – only with a simpler, “non-PUD” plan. The original plan was configured as a PUD in order to allow the two “pre-existing lots of record” to remain intact. A third lot that is part of the Cottonwood Glade Subdivision (Lot #20) was also included in the originally approved PUD. The two parcels and one lot will not be included in the proposed new subdivision and will remain as presently constituted. Mr. Dreyfous simply wishes to divide off the proposed two new lots so that they can be sold to third parties.

The proposed subdivision is irregular in shape, wooded in places and relatively flat. Large horse pastures accent much of the beautiful landscape.

Access for the two newly created 2-acre lots will be solely through a 20-foot wide right-of-way easement at the north end of the project that connects to Pheasant Way. Access to the remaining portion of the original property and the two preexisting lot of records will be exclusively from 2300 East.

In deference to previous public input and as stipulated with the earlier approval – Staff suggests that a restriction and plat note be included in any potential approval of this subdivision. That is that “under no circumstances will a connecting roadway allowing public access between Pheasant Way and Far Down Ave. and 2300 East be allowed.”

The TRC has reviewed this request and determined that it meets City Ordinance requirements for Conceptual Plan approval.

A Neighborhood Meeting was held in January of 2008. Approx. 20 people attended. Most expressed support for the proposed subdivision. Two neighbors, however, had reservations and indicated opposition. Since significant time has passed, new property owners are present and the request has changed (albeit reduced in intensity) – the Planning Commission may wish to require Mr. Dreyfous to hold another Neighborhood Meeting.

#### **Technical Review Committee (TRC) Comments**

- *Conceptual Plan* – Drawings are attached.
- *Density and Lot Area* – Current zoning allows one single family residence on 2-acre minimum sized lots. This project meets the minimum lot area requirements for the R-1-87 zone.
- *Geotechnical Considerations* – None of the proposed subdivision is located in a fault hazard study area.
- *Topography* - The property is irregular in shape and relatively flat.
- *General Plan* - The City’s General Plan specifies this area as Country Estates (CE.) It allows a maximum of .5 dwelling units per acre. This request, with .25 dwelling units per acre, is considerably less than the density indicated by the General Plan.
- *Drainage and Water Retention* – The City Engineer has indicated that an acceptable drainage and water retention plan will be required with the Preliminary Plat approval.
- *Road and Traffic Considerations* – Pheasant Way is a Secondary Residential roadway with a 50 foot right-of-way. The addition of two additional homes with a generally accepted average rate of 11 vehicle trips per day each would make minimal impact on overall traffic volume.

- *Road Access* – Road access for both new lots is proposed via a right-of-way easement over Lot 20 of the Cottonwood Glade Subdivision. No access to 2300 East or Far Down Ave. is requested, anticipated or recommended.
- *Access and Right-of-Way* – A Right-of-Way Easement and Road Maintenance Agreement for the two proposed lots must be recorded with the final plat. This must detail provisions and responsibility for road maintenance, snow removal and etc.
- *Utility Easement* – Appropriate utility service easements are proposed throughout the project.
- *Fire Access* –The UFA has approved the Conceptual Plan with regard to fire access and protection.
- *Utility Providers* - Final approval will be contingent upon receipt of all utility service letters.

### **Staff Recommendations – Conceptual Plan**

Staff recommends that the Planning Commission favorably consider the merits of this application for Conceptual Plan approval to create the proposed Dreyfous Farms two-lot Subdivision at 5950 S 2300 East in an R-1-87 zone, based on the following findings and subject to following requirements:

#### ***Findings:***

- A. The proposed project meets the requirements for a residential subdivision in an R-1-87 zone, i.e. area, density, access, slope, public safety, etc;
- B. This application is consistent with the land use patterns in the general vicinity;
- C. The UFA has initially approved emergency access as proposed. Fire hydrant capacity and placement will be addressed in the Preliminary Plat review and approval process;
- D. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Plan;
- E. This project is in compliance with the provisions of the General Plan.

**Requirements** - Prior to approval of a Preliminary and Final Plat - all outstanding TRC issues must be resolved. These may include among other things:

- 1. A Preliminary Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review and recommendation to the Planning Commission;
- 2. The applicant shall place a plat note restriction on the Final Plat that prohibits any future public access through the project from Pheasant Way to Fardown or 2300 East Street; and
- 3. Any request for additional subdivision of lots in the future will be subject to the formal subdivision process.



**Proposed Location**  
**Dreyfous Farms 2-Lot Subdivision**  
**5950 S 2300 East**  
**(15.75 acres)**



**Site Location Map**  
**Proposed Conceptual Plan**  
**Dreyfous Farms - 2-Lot Subdivision**  
**R-1-87 Zone**



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
HOLLADAY, UTAH









**CITY OF HOLLADAY**  
**Planning Commission**

**Staff Report**  
**February 19, 2014**  
**Item 5**

*Project Name:* **Holladay Condominiums /Bell - McPhie Conceptual Subdivision & Site Plan Proposal**  
*Project No:* **14-9-01**  
*Address:* **2350 E Murray Holladay Rd.**  
*Property Area:* **.787 acres / 34,301 sq. ft.**  
*Application:* **Subdivision and Site Plan**  
*Nature of Discussion:* **Public Hearing/Discussion and/or with potential action**  
*Notice:* **Mailed notice to property within 500 feet of project 10 days or more prior to hearing**  
*Planners:* **Paul Allred and Jonathan Teerlink**

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**Executive Summary**

*This item is a public hearing for two items, a site plan and a subdivision. Ample time should be given to hear and consider public comment regarding either item.*

*\*Please refer to your copy of the Holladay Village Ordinance, Chapter 13.71 of the City Code, while reviewing the following report and references. If you do not have a copy of this please refer to it on line at the City's website, [www.cityofholladay.com](http://www.cityofholladay.com) If you need a hard copy, stop by the office and we can make one for you.*

This proposed project is located on Murray Holladay Road midblock between Holladay Blvd and Clearview Street, just east of The Store Too, parking lot. **See attached aerial photo.** The proposal includes two buildings, the north building provides for a small 2,000 sq. ft. of first floor of retail/office space directly facing and abutting the street and also an entrance to the underground parking structure. There is also storage space planned underneath the office space on the street level. The structure will provide 35 available parking stalls serving all residential and retail/office space. The remaining space of the north building will provide 7, two-bedroom residential units of approximately 2,000 sq. ft. each. The south building is proposed in tandem, separated by green space and a fire turnaround, and will provide for the remaining 8 residential units of the same size.

**Basic Analysis:**

- ☐ **Land Use.** This property is located at the very eastern edge of the village zone along Murray Holladay Road. It is directly across the street from a vacant parcel which is partially zoned HV as well and is potentially ripe for development. Immediately to west on both sides of the street are commercial uses. The Boulevard building is two stories tall and is the tallest building in this immediate area.

The proposed development is mixed use. Mixed use is allowed in the HV zone. The predominantly residential aspect of the project is one that will have less of an impact on neighboring properties than if the development were more commercial in nature. The development is two stories, which is also allowed. The bulk of the overall height of the buildings is far below the maximum of 38 feet. Only the peaked architectural elements found at building entrances exceed 30 feet. Nevertheless, the height of the buildings and overall scale of the development will have some impact on neighboring properties that are accustomed to single level development on this site. Traffic impact should be minimal. Subsurface parking will minimize paving, noise, urban heating.



- **Building Design.** The Design Review Board (DRB) has reviewed and recommended approval of the aesthetic and architectural components of the buildings with only a few minor issues to be resolved. The DRB gave high praise to the overall proposal at their meeting. Others who have seen the design are also very favorably impressed. Elements include awnings, generous vertical and horizontal movement of the rooflines and walls, high quality exterior finishes, decorative lighting fixtures, attractive guest/service entry, etc. **See attached elevations.** The applicant will bring sample materials, color renderings and other details to the meeting.
- **Subdivision.** The conceptual subdivision is related to the dividing of the buildings into residences and an office use in the front of the building facing the street. **See attached conceptual plat.** A total of 16 units are proposed. The density is about 20 units per acre. There is no density cap in the HV but density here is comparable to other multi-family development in the vicinity. The units are either on the bottom or top floor and are fairly large and will likely be somewhat exclusive. Floors and dwellings will be accessed by elevators. The project will be platted as condominiums. It's been some time since the city platted a condominium development. Staff is not sure if the office space will be leased or sold.
- **Site Plan.** The site plan is well developed for conceptual review. The building has been moved eastward approximately 10 feet from the boundary with The Store Too due to power lines on the shared property line. Otherwise the building would have been located with virtually no setback between the properties due to both being in the HV zone. Unfortunately for the applicant, this pinches the site in a way that has caused some concern from a neighboring property owner who believes the proposed location of the building violates setback, graduated height and landscaping requirements.

Staff has discussed setback issues at length with the applicant and one neighbor. The commission should look closely at the relationship of the southeast corner of the proposed south building where it is very close to the intersection of the property lines for three properties; two in the HV zone and one in a single family zone. **Please refer to the site plan.**

It is at this point where there is conflict and where the commission will need to determine a proper outcome. The essential problem is one of appropriate interpretation of setback. The developer shows compliance with setback as measured in the way that makes sense from his point of view and in his interpretation of the ordinance. Likewise, the neighbor effectively argues that the building is far too close to the property line as she interprets the ordinance. Staff suggests that the setback as shown on the plan is perhaps technically correct in that the building does not parallel the neighbors' property where a standard perpendicular measurement of distance from building to property line is usually performed. Using that standard, the building complies with the 20-foot setback requirement for both neighboring residential properties. Conversely, the neighbor effectively argues that the HV zone 20 foot buffer setback to neighboring residential property is violated by the southeast corner of the building which is perhaps as close as 3-6 feet to her property line using a diagonal, straight line measurement of nearest point from structure to property line.

It is easy to see that both interpretations make sense. Staff suggests that averaging the setback, a technique routinely used in calculating setbacks in the permitting process, could be a rational way to determine setback at this location or to at least clarify thinking about intent versus application of the setback standard here. Undoubtedly, the applicant, staff and the neighbor involve the commission in a discussion about these elements during the meeting.

Other aspects of the site plan that are worth noting are:

1. The existing fences/walls surrounding the property and the significant, existing trees both on the site and the perimeter, which, to some extent, may assist in buffering this development from single-family development.
2. The landscaping and lighting plans, which are vital to delivery of excellent development are well underway and need only some refining to appropriate for approval.

3. Decorative arched entryway to east side of the development. This feature gives the development a flair that ties in well with the overall Village concept.

**Recommendation:**

Staff recommends approval of both the conceptual site plan and subdivision. (If the commission feels the unresolved items are too important to grant conceptual approval at this time, staff suggests the conceptual approval be continued to a future meeting to allow for further review.)

Overall the applicant has made great effort to develop a project that complies with the objectives of the Holladay Village design guidelines and the HV zone. However, as currently proposed, the overall development still has significant technical issues that must be addressed. Even so, staff believes the development is worthy of conceptual approval at this time but with an eye toward resolving the technical difficulties as noted above and others that may surface as further review occurs.

Significant items that must be addressed and resolved for preliminary approval for both the subdivision and site plan are:

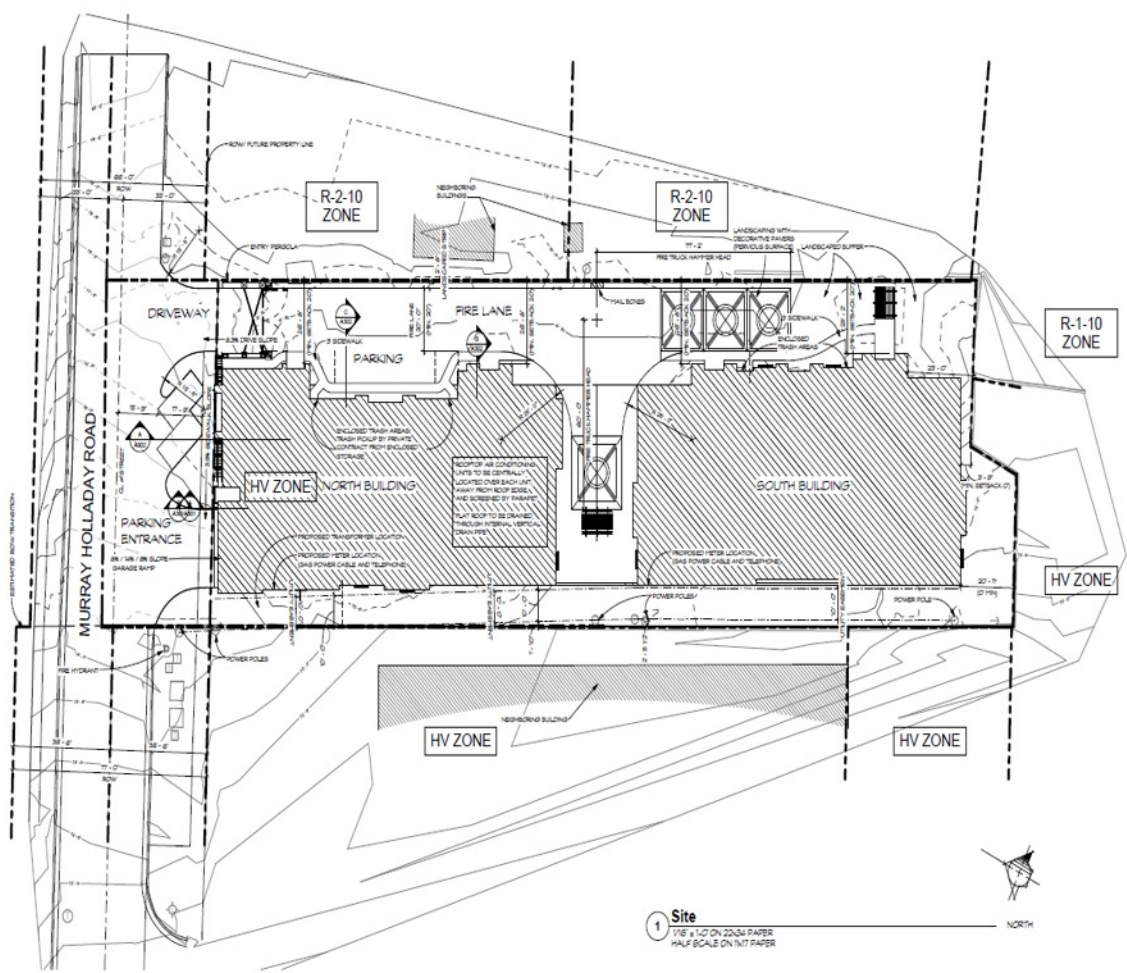
1. Building setback at southeast corner of south building next to single family residential
2. Graduated height at the same location.
3. Landscaping buffering
4. Maximum height of tallest vertical elements.
5. Any remaining design items required by DRB.

**Proposed Location  
Holladay Condominiums  
2350 E Murray-Holladay Rd.  
(.8 acres)**



**Site Location Map  
Proposed  
Holladay Condominiums  
HV Zone**





**J.W. Robinson Architects**  
2008 South Valley Drive Suite 200  
Salt Lake City, Utah 84106  
Tel: (801) 488-0077  
Fax: (801) 488-0077

**Holladay Condominiums**  
2350 E MURRAY HOLLADAY RD, HOLLADAY, UT

**SITE**

|         |             |
|---------|-------------|
| Job #   | 008         |
| On Site | JWR         |
| Rev. By |             |
| No.     | 001         |
| Date    |             |
| Scale   | PRELIMINARY |
| Sheet   | G002        |
| of      | 12          |

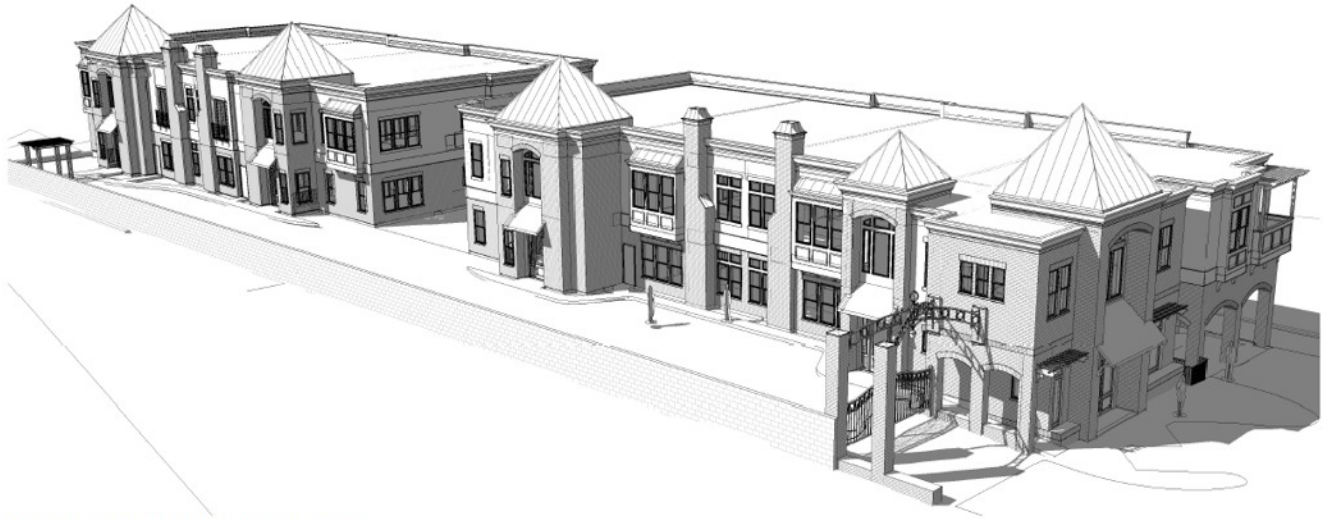




Front Perspective From NE



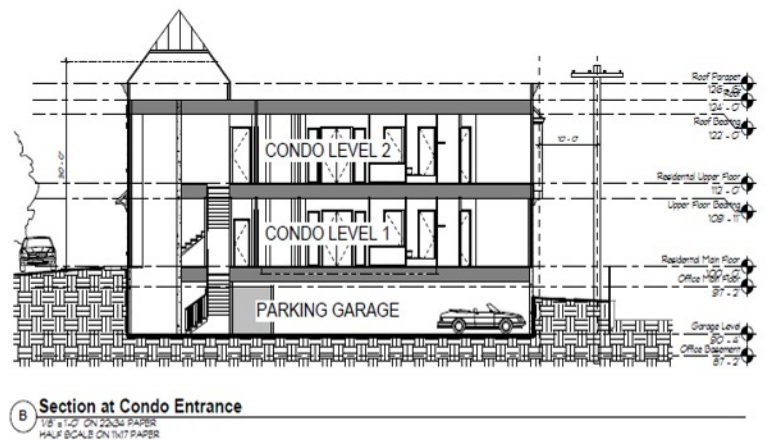
Front Perspective From NW



Front Aerial From NE (Murray Holladay Road)









**CITY OF HOLLADAY**  
**Planning Commission**

~~~~~  
Staff Report

February 19, 2014

Item 6

Project Name: **Woodley Place Subdivision**

Request: **Final Plat – Ten-Lot Subdivision**

Nature of Discussion: **Discussion with Potential Approval**

Notice: **No Notice was Required or Mailed**

Planner: **Rick Whiting**

Project Details / Overview

Project No. **13-1-11**

Address: **4162 S 2300 East**

Applicant: **Ivory Homes – Nick Mingo, Agent; Skylar Tolbert, Representative**

Application Date: **July 31, 2013**

Zone: **R-2-10**

Total Area: **1.65 acres**

Applicable Ordinances: **Chapter 12 – Subdivisions;
Chapter 13.32 – Multi-Family Residential Zones;
Chapter 15.28 - Highway Dedication City
of Holladay General Plan – Page 33
City of Holladay General Plan – Appendix A - Page 3**

BACKGROUND:

Prior Consideration at the Planning Commission: This project was granted Conceptual Plan approval for an eight-lot subdivision at the September 4, 2013 Planning Commission meeting. A Public Hearing was conducted and closed at that time. It was then granted Preliminary Plat approval at the October 15, 2013 meeting – also for eight lots. However, a second approval, this time for ten lots, was granted at the February 4, 2014 PC meeting due to additional property being added to the overall acreage.

Existing Conditions: The property was previously occupied by twelve dwelling units configured as duplex, triplex units and single family homes. Upper Canal runs along the western boundary. It is irregular shaped and slopes mildly (approx. 3 percent) westward toward the canal. The buildings were old and generally in disrepair. There were several groupings of mature trees in the interior of the property. The site has been cleared and stands ready for construction of the appropriate utility infrastructure and roads etc. (See attached maps and photos.)

Technical Review Committee (TRC) Comments

- *Final Plat* – The Final Plat is attached.
- *Density* – Current R-2-10 zoning allows single family residences on 6,250 sq. ft. minimum sized lots. This equates to up to eleven lots for this 1.65 acre parcel. The proposed ten-lot subdivision clearly complies.
- *General Plan* - The City's General Plan indicates an overlay zone called Transitional Residential (TR) for this area. It allows a maximum of eight dwelling units per acre. (Thirteen for the proposed area. This request, for six dwelling units per acre, is clearly acceptable under the General Plan. (See General Plan, Page 10 and GP Appendix A, Page 2)
- *Topography* - The property is irregular in shape and with an approx. 3 percent slope to the west toward the canal.
- *Curb/Gutter, Sidewalk and Street Trees* – Curb, gutter and sidewalk exists on 2300 East. These must be maintained as the project is developed. Due to a required dedication of right-of-way - the south section of curb gutter and sidewalk will be required to be re-aligned with the that on the north section per the City's Traffic Engineer, Tosh Kano. Street trees may be required by the Community Development Director.
- *Drainage and Water Retention* – The City Engineer must approve a storm drainage and water retention plan prior to Final Plat recordation.
- *Road Considerations* – 2300 East is classified as a Minor Arterial Roadway with an 80 foot right-of-way. It is a busy thoroughfare, however, with the functional reduction of two dwelling units – the project should have positive impact on overall traffic volume, albeit negligible.
- *Private Road Access* – The single private roadway access for all ten lots is appropriate in that it minimizes potential conflict with traffic on 2300 East.
- *Private Road Standards* – The developer must submit design and engineering plans prior to recordation detailing the proposed construction of the private roadway. This design must meet City standards as determined by the City Engineer.
- *Utility Easements* – Proposed utility easements are shown on the Preliminary Plat drawings. A letter is attached that demonstrates that the abutting property owners have agreed to allow a sewer easement and connection on their property. A requirement prior to recordation will be to receive documentation of consummation of this agreement or alternative arrangements such as a sewer pumping station(s) have been made.
- *Conditions, Covenants and Restrictions (CC&Rs)* – CC&Rs including an Access and Right-of-Way Easement and Road Maintenance Agreement for the ten proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal and etc.
- *Fire Access* – The UFA has approved the Final Plat with regard to fire access and protection. Placement of fire hydrants must meet UFA standards. This will be reviewed and regulated in conjunction with the Building Permit Application Process.
- *Utility Providers* – Recordation of the Final Plat will be contingent upon receipt of all utility service letters including revisions for two new lots.

Staff Recommendations

Staff recommends that the Planning Commission discuss and favorably consider the merits of this application for Final Plat approval to create the proposed Woodley Place Ten-Lot Single Family Detached Subdivision at 4162 S 2300 East in an R-2-10 zone, based on the following findings and with the following requirements:

Findings:

- A. The proposed project meets the requirements for a residential subdivision in an R-2-10 zone, i.e. area, density, access, slope, public safety, etc;
- B. This project complies with the provisions of the City's General Plan for this area;
- C. This application is consistent with land use patterns in the general vicinity;
- D. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement may be further addressed in the Building Permit approval processes, as appropriate;
- E. The proposed project has been reviewed by the TRC and meets City requirements for Final Plat;
- F. Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters; and
- G. This use represents an attractive alternative to the present use on this site.

Requirements:

Prior to recordation of the Final Plat at Salt Lake County - all outstanding TRC issues must be resolved. These include:

- 1. Any remaining issues with regard to the Preliminary or Final Plat must be resolved per requirements of the TRC;
- 2. The City Engineer must approve a storm drainage and water retention plan prior to recordation of the Final Plat;
- 3. The City Engineer must approve road design and construction details;
- 4. The City Engineer will determine appropriate financial requirements for improvements and/or bonding. This must be accommodated and all fees paid;
- 5. A Right-of-Way Easement and Road Maintenance Agreement for the ten proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal, etc.
- 6. A road dedication on 2300 East will be required;
- 7. Relocation of curb, gutter and sidewalk will be required to accommodate the 40 foot half-width road dedication; and
- 8. Documentation of consummation of an agreement with the abutting home owners association regarding utility easements must be received.

DRAFT

**MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING**

Tuesday, January 21, 2014

6:30 p.m.

**Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Chris Jensen, Chair
Spence Bowthorpe, Vice Chair
Lori Khodadad
Les Chatelain
John Garver
Matt Snow

City Staff:

Paul Allred, Community Development Director
Rick Whiting, City Planner
Pat Hanson, City Planner
Jonathon Teerlink, City Planner

PRE-MEETING/WORK SESSION

Chair Jensen called the meeting to order at 6:30 p.m.

The agenda items were reviewed and discussed.

With regard to the Sycamore Lane two-lot subdivision, City Planner, Rick Whiting, detailed the property and ~~suggested~~ that both the conceptual plan and preliminary plat ~~could~~ be considered together. All of the criteria and conditions appeared to have been met.

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Next discussed was the Ivory Homes, Murano at Spring Creek eight-lot subdivision. Mr. Whiting stated that neighboring residents are concerned with the construction adversely affecting the creek bed. Details of the proposed subdivision were discussed. Mr. Whiting recommended the focus be on the natural quality of the property and ~~the distances~~ away from the stream. He noted that conceptual approval should be based on the developer meeting the requirements.

Mr. Whiting confirmed that all of the technical details of the Orchard Hollow three-lot subdivision have been dealt with and approved as part of conceptual and preliminary approval. Final approval requirements were discussed.

Community Development Director, Paul Allred, reviewed items currently in the development process and confirmed that the Food Truck Ordinance was approved.

City of Holladay Planning Commission Meeting – 1/21/2014

1 (19:00:34) *Commissioner Chatelain moved to close the Work Meeting and move to the Council*
2 *Chambers for the Regular Meeting. Commissioner Wright seconded the motion. The motion*
3 *passed with the unanimous consent of the Commission.*

4
5 **CONVENE REGULAR MEETING**

6 Chair Jensen called the Regular Meeting to order at 7:05 p.m.

7
8 **ACTION ITEMS**

9 **1. Sycamore Lane - Two-Lot Subdivision – 1925 East Sycamore Lane – Conceptual Plan**
10 **& Preliminary Plat.**

11 (19:04:55) City Planner, Rick Whiting, presented the staff report for the Ivory Homes, Murano at
12 Spring Creek, eight-lot subdivision and stated that the application for conceptual plan was
13 reviewed and determined to meet the requirements of the City Code. The technical requirements
14 were accommodated and he recommended the matter be considered for approval. The applicant
15 had further developed plans and details to present for ~~review~~. Staff evaluated the proposal at
16 length and felt it qualified for ~~Conceptual Plan~~ approval.

Deleted: preliminary approval

Deleted: preliminary

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17
18 Nick Mingo, the applicant, concurred with Mr. Whiting's comments.

19
20 (19:10:09) Chair Jensen opened the public hearing.

21
22 David Kauffman gave his address as 1927 East Sycamore Lane and expressed concern with the
23 required setbacks. He questioned the proposed property square footage and stated that he had yet
24 to see a certified or recorded survey confirming its measurements. Mr. Whiting described how
25 setbacks are established.

26
27 Walter Culum gave his address as 1978 East 4675 South and was of the opinion that one home
28 would be the best use of property, rather than what is proposed.

29
30 Clark Wright gave his address as 1910 Sycamore Lane and questioned the use of the proposed
31 development. Mr. Whiting confirmed that zoning only allows single-family detached homes.

32
33 (19:20:16) There were no further public comments. Chair Jensen closed the public hearing.

34
35 Mr. Mingo confirmed that he will not be occupying the property, but will be responsible for its
36 sale.

37
38 Mr. Allred stated that the setbacks are set by a building envelope based on the homes on either
39 side of the property. Side yards are determined as a percentage of the lot width. The area of the
40 driveway is not counted against the lot width, as it conducts passage to the lot behind it.

41
42 (19:33:37) *Commissioner Khodadad moved to approve the Sycamore Lane two-lot subdivision*
43 *conceptual plan located at 1925 East Sycamore Lane. Commissioner Chatelain seconded the*
44 *motion. Vote on motion: John Garver–Aye, Les Chatelain–Aye, Matt Snow–Aye, Lori*

1 *Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed*
2 *unanimously.*

3
4 (19:37:35) Mr. Whiting next detailed the Sycamore Lane two-lot subdivision preliminary plat as
5 detailed in the staff report and confirmed that the item was reviewed by the Technical Review
6 Committee (TRC). The will serve letters were in process or have been received. He noted that
7 there is a six-inch detention basin located on both properties designated to control flood waters.

8
9 Commissioner Chatelain questioned the future of the trees located on the property. Mr. Mingo
10 was of the belief that the trees are located on the neighboring property. Mr. Kauffman expressed
11 concern with the proposed concrete driveway interfering with the root systems of the existing
12 trees. Mr. Allred detailed restrictions regarding impervious surfaces and landscaping details.

13
14 (20:51:32) *Commissioner Bowthorpe moved to approve the Sycamore Lane two-lot subdivision*
15 *preliminary plat located at 1925 East Sycamore Lane subject to the following:*

16
17 **Recommendations:**

- 18
19 1. **Submittal and resolution of any corrections noted by the TRC on the drawings.**
20
21 2. **Final approval shall be done through the Technical Review Committee.**
22

23 *Commissioner Snow seconded the motion. Vote on motion: John Garver–Nay, Les Chatelain–*
24 *Aye, Matt Snow–Aye, Lori Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye.*
25 *The motion passed 5- to-1.*

26
27 **2. Ivory – Murano at Spring Creek - 8-Lot Subdivision – 4775 S Holladay Blvd. –**
28 **Conceptual Plan – Staff: Rick Whiting, City Planner.**

29 (19:54:30) Mr. Whiting presented the staff report and stated that Spring Creek runs through the
30 north end of the property. The applicants' engineers studied the situation and assured the City that
31 their intention is to construct homes without disturbing the stream. They gave assurance that the
32 stream will not ~~cause~~ an impairment to the subdivision. In the preliminary stage of consideration,
33 the stream will be studied at great length by City Engineer, Clarence Kemp, who will render his
34 professional determination. Under the current zoning and the General Plan, this property could
35 potentially have 11 lots, rather than the ~~proposed~~ eight. ~~It meets the requirements of the General~~
36 ~~Plan. Staff recommended approval of the conceptual plan.~~

37
38 Skyler Tolbert, the applicant's representative, gave his address as 978 East Wood Oak Lane and
39 welcomed comments pertaining to the proposal.

40
41 (20:03:19) Chair Jensen opened the public hearing.

42
43 Chair Jensen clarified that tonight's discussion is not a stream exception hearing, but rather a
44 conceptual site plan for a subdivision. Any stream exception that may be requested by the
45 applicant will require a separate public hearing.

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1
2 Steve Crockett identified himself as the owner of property directly east of the project. He
3 expressed concern about the stream setback and asked if there is enough room for eight lots.
4 Flooding issues were discussed as well as the stream exception process.

5
6 Mary Jane Knights stated that she lives on Kentucky Avenue and expressed opposition to any
7 stream exception closer than 50 feet from the stream. The destruction of trees was also of
8 concern.

9
10 Clark Richards concurred with previous comments made and stated that the 100-foot setback
11 should continue to be strictly enforced. He was opposed to the proposed property containing eight
12 lots.

13
14 Wendy Zeigler gave her address as 2557 East Valley View Avenue and urged the Commission to
15 enforce the 50 to 100-foot setback. She expressed concern with increased traffic and believed the
16 additional trash cans will cause difficulty for bikers. She asked that they be addressed.

17
18 Jean Wright gave her address as 4769 Holladay Boulevard and was opposed to numerous changes
19 to the neighborhood. She urged the Commission to preserve the surrounding properties.

20
21 Michael Sivack identified himself as the owner of the properties located at 4793 and 4797 South
22 Holladay Boulevard. He expressed his opposition to the proposed development and detailed his
23 frustration with Ivory Homes.

24
25 (20:30:10) There were no further public comments. Chair Jensen closed the public hearing.

26
27 Mr. Tolbert stated that they are working with the neighbors and accepting surveys. The
28 significance of traffic for the eight homes is minimal and would be illustrated in a traffic impact
29 study. He confirmed that they will contract with a private waste management company and
30 garbage cans will be placed on the private lane. Stream exceptions will be proposed for Lots 3, 4,
31 and 5.

32
33 Mr. Crockett suggested that any approval be subject to Ivory Development's ability to mitigate the
34 very conditions imposed.

35
36 (20:48:05) *Commissioner Chatelain moved to approve the Ivory Homes Murano at Spring*
37 *Creek eight-lot subdivision located at 4775 South Holladay Boulevard. ~~Conceptual Plan~~ subject*
38 *to the following:*

Deleted: conceptual

Deleted: plan

39
40 ***Findings:***

- 41
42 ***A. The proposed project meets the requirements for a residential subdivision in an***
43 ***R-1-10 zone, i.e. area, density, access, slope, public safety, etc;***
44
45 ***B. This project complies with the provisions of the City's General Plan for this area;***

City of Holladay Planning Commission Meeting – 1/21/2014

- 1
2 C. *This application is consistent with low density, single family land use patterns in*
3 *the general vicinity;*
4
5 D. *The UFA has approved emergency access as proposed. Fire hydrant capacity and*
6 *placement will be address in the Preliminary Plat review and approval process;*
7
8 E. *The proposed project has been reviewed by the TRC and meets City requirements*
9 *for Conceptual Plan;*
10
11 F. *Utility providers can serve the property and have (or are expected to) provide*
12 *appropriate service availability letters; and*
13
14 G. *Topographical, geotechnical and stream setback constraints can reasonably be*
15 *mitigated and/or accommodated through subdivision design and building permit*
16 *requirements.*

17
18 **Requirements:**

- 19
20 1. *A Preliminary Plat and any other requirements for the subdivision shall be*
21 *submitted to the Technical Review Committee (TRC) for review and*
22 *recommendation to the Planning Commission; and*
23
24 2. *A hillside protection and storm drainage plan may be required with Preliminary*
25 *Plat submission.*
26

27 *Commissioner Snow seconded the motion. Vote on motion: John Garver–Aye, Les Chatelain–*
28 *Aye, Matt Snow–Aye, Lori Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye.*
29 *The motion passed unanimously.*
30

31 The Commission took a five-minute break.
32

33 3. **Orchard Hollow - 3-Lot Subdivision – 4245 South Holladay Blvd. - Final Plat –**
34 **Staff: Rick Whiting, City Planner.**

35 (20:57:26) Mr. Whiting presented the staff report for the Orchard Hollow three-lot subdivision
36 final and stated that in this case, the Commission asked that the matter return for final plat
37 approval. The TRC reviewed the application and found it to be substantially complete and ready
38 for Commission approval. Any remaining items were generally applicable to the building permit
39 stage of development. Staff recommended approval. Final plat requirements were discussed.
40

41 (21:03:40) *Commissioner Khodadad moved to approve Orchard Hollow three-lot subdivision*
42 *located at 4245 South Holladay Boulevard final plat subject to the following:*
43

44 **Findings:**
45

- 1 A. *The proposed project has been previously approved by the Planning Commission*
2 *for Conceptual Plan and Preliminary Plat;*
3
4 B. *The proposed project has been reviewed by the TRC and it meets City*
5 *requirements for Final Plat approval. It is consistent with the Conceptual Plan*
6 *and Preliminary Plats;*
7
8 C. *This development will install public improvements where none currently exist;*
9
10 D. *This project incorporates appropriate use for this land. It is compatible with*
11 *surrounding land uses and makes a positive addition to the City;*
12
13 E. *The health, safety and well-being of the community will not be negatively*
14 *impacted by this development; and*
15
16 F. *This project will increase the tax base of the City.*

17
18 **Requirements:**

- 19
20 1. *Prior to recordation of the Final Plat at Salt Lake County – any remaining*
21 *unresolved items as per the TRC and payment of required fees must be*
22 *completed; and*
23
24 2. *Bonding requirements have been determined by the City Engineer and must be*
25 *accommodated.*
26

27 *Commissioner Garver seconded the motion. Vote on motion: John Garver–Aye, Les*
28 *Chatelain–Aye, Matt Snow–Aye, Lori Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris*
29 *Jensen–Aye. The motion passed unanimously.*
30

31 **4. Approve Minutes of the January 7, 2014.**

32 (21:05:00) The minutes of January 7, 2014, were reviewed and discussed.
33

34 *Commissioner Khodadad moved to approve the minutes of January 7, 2014, with the changes*
35 *noted. Commissioner Chatelain seconded the motion. Vote on motion: John Garver–Aye, Les*
36 *Chatelain–Aye, Matt Snow–Aye, Lori Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris*
37 *Jensen–Aye. The motion passed unanimously.*
38

39 **OTHER BUSINESS**

40 **6. Updates for Follow-Up on Items Currently in the Development Review Process.**

41
42 **7. Report from Staff on Upcoming Applications.**

43
44 **8. Discussion of Possible Future Amendments to Code.**
45

1 **ADJOURN**

2 (21:07:00) *Commissioner Chatelain moved to adjourn. Commissioner Bowthorpe seconded the*
3 *motion. The motion passed with the unanimous consent of the Commission.*

4

5 The Planning Commission Meeting adjourned at 9:07 p.m.

DRAFT

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*
2 *Holladay Planning Commission Meeting held Tuesday, January 21, 2014.*
3
4
5

6
7 
8
9

10 Teri Forbes
11 T Forbes Group
12 Minutes Secretary
13
14 Minutes approved:
15

DRAFT